



JUNE 2010

THE FREMONT NEWSLETTER

We're Building Community

NH LOW & MOD INCOME TAX RELIEF

2009 Form DP-8 for the Low and Moderate Income Property Tax Relief is available at the Selectmen's Office, the Town website, and the State website. Forms must be filed between May 1 and June 30, 2010. Contact the Selectmen's Office at 895 2226 to have one mailed out to you or check the website at www.Fremont.nh.gov.

ASSESSMENT REVIEW UPDATES

Vision Appraisal Technology has been contracted by the Town to undertake the Statistical Update. The following is a general outline and explanation of each phase of the project.

Vision Appraisal will be working with the Selectmen's Office to make the process a successful one. There are four major phases to a municipal statistical update that are being utilized: Market Analysis, Valuation, Field Review, and Informal Hearings.

PHASE 1: MARKET ANALYSIS

A variety of resources are used to analyze the real estate market. Appraisal personnel will be analyzing qualified sales that took place over the last two years to determine which market factors influenced property values. A data collector will visit each qualified sale property that took place since April 1, 2008 and inspect the exterior and interior of the property. It is important that an interior inspection is done so your cooperation is appreciated and necessary to determine an equitable assessment. The data collector will have proper identification, and a listing of name and vehicle information is available at the Fremont Selectmen's Office or Fremont Police Department.

Vision Appraisal Technology will also gather and use information from the Rockingham County Registry of Deeds, property managers, developers, and local real estate professionals. Once all the data is collected and reviewed for accuracy, the appraiser will determine land and building values.

PHASE 2: VALUATION

Valuation is done using one of the three recognized methods: Replacement/Market Cost, Income Approach and Sales Comparison Approach. The Sales Comparison is the most widely used approach, and most easily explained to the taxpayer. During this phase, individual characteristics of the building are analyzed using information gathered in Phase 1. Each property is compared to other comparable properties with similar characteristics. Then the market value of the improvements is added to the land value that was previously determined. This value is the final estimate for each parcel of property, building and land.

PHASE 3: FIELD REVIEW

Field Review is the method of checking and re-checking both the values that have been determined and the data. During this review, properties are viewed in the field by experienced appraisers who double-check for uniformity and accuracy of information.

PHASE 4: INFORMAL HEARINGS

Once the Field Review is complete, a Notice of New Values will be mailed to each property owner. At this time, anyone with questions concerning the revaluation process or about the data on their property has an opportunity to meet with a member of Vision's staff to discuss their property value.

After all four phases are completed, all data, files, records, etc. used in the revaluation are then turned over to the Selectmen's Office. This will allow the Town to maintain the data collected during the revaluation on a continual basis.

In conjunction with the work to be done by Vision Appraisal, the NH Department of Revenue Administration (DRA) will also be conducting field reviews of certain Fremont properties, randomly chosen properties. Owners will be notified in advance for that review process, handled by Field Monitor Keith Gagnon of DRA. If you have any questions, please feel free to contact the Fremont Selectmen's Office at 895 2226; or email FremontTA@comcast.net. Thank you for your assistance during this important process.

MARK YOUR CALENDAR

* The Memorial Day Parade will be held on Sunday May 30th beginning promptly at 9:00 am. Contact Jeanne Nygren at 895 2226 x 11 or by email at FremontTownHall@comcast.net for information or to participate. Some great things are planned and we hope you can join us for this important community observance!

* Town Offices will be closed on Monday May 31, 2010 in observance of Memorial Day. Trash and recycling pickup are delayed one day during the holiday week.

* Sandown Road between Abbott Road and Whittier Drive will be CLOSED on Saturday June 12, 2010 from 7:00 am to 5:00 pm for a Fire Department training. Only residents living in the area in between will be permitted through. Please seek alternate routes.

* **DOG LICENSES are OVERDUE as of May 1.** Beginning June 1, a \$1.00 penalty per dog, per month will be added to the normal licensing fees. Any dog remaining unlicensed as of July 1, 2010 will be assessed a civil forfeiture fee of \$25.00 per dog in accordance with RSA 466:13 in addition to the \$1.00 per month penalty and the normal license fees. If you no longer have a dog(s) please contact the office to have your name removed from the licensing list. For your convenience, the license(s) can be mailed for an additional fee of \$1.00 per dog along with a self addressed stamped envelope or processed on line at www.eb2gov.com. Fees are as follows: Unaltered: \$10.00, Spayed/Neutered: \$7.50, Puppies (3-7mos): \$7.50, over 65: \$2.00 (only 1 dog eligible).

FREMONT 2010 FIRST ISSUE TAX BILLS

First issue tax bills are due July 1, 2010. Payments can be made at the Town Clerk's Office during normal business hours. Please remember to bring your tax bill with you for a stamped, paid receipt. You can also mail in your tax bill with a self-addressed, stamped envelope and a paid receipt will be mailed to you.

The Tax Collector will be open on Tues June 29 from 5:00 to 7:00 pm. If you have any questions regarding payments, contact the Tax Collector at 895 3200 x 14. For assessing questions, call the Selectmen's Office at 895 2226 x 11 or x 10.

HISTORIC MUSEUM OPEN

The Fremont Historical Museum (8 Beede Road) is open for the 2010 season on the second Saturday of the month. Hours are 10:00 am to 1:00 pm, and admission is FREE! Many interesting exhibits highlighting Fremont historical events dating back to the 1730's help the visitor enjoy and appreciate the unique history of "Old Poplin Town." Donations of Fremont Memorabilia & Photos are welcomed and appreciated.